# \$2,250,000 - 15503 99 Ave, Edmonton

MLS® #E4430247

### \$2,250,000

4 Bedroom, 3.50 Bathroom, 4,648 sqft Single Family on 0.00 Acres

West Jasper Place, Edmonton, AB

Brand New Corner Lot FOURPLEX with 4 Legal Basement Suites â€" Prime Investment Opportunity! Welcome to this cash-flowing property featuring a total of 16 bedrooms and 12 bathrooms, welcomed by a modern open concept, the main floor features chefs kitchen with SS appliances, living and dining space; including four 1 bed/1 bath LEGAL basement suites with separate entrances and full kitchens! Designed for high rental income or extended family living. Ideally located just minutes to Downtown Edmonton, West Edmonton Mall, and the River Valley, with schools, shopping, and public transit all within walking distance. Each unit spans approxâ€"1,162 sq ft above grade, plus 578 sq ft in the basement. The fourplex next door is also availableâ€"purchase one or buy both together for an exceptional investment opportunity! Still under construction, the photos shown are from a similar fourplex recently built by the same builderâ€"final finishes for this unit will be comparable in style & quality!

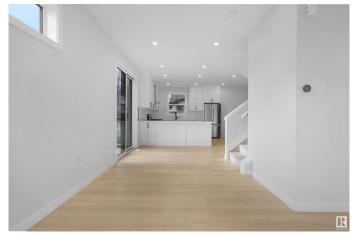


# **Essential Information**

MLS® # E4430247 Price \$2,250,000







Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 4,648

Acres 0.00

Year Built 2025

Type Single Family

Sub-Type 4PLEX
Style 2 Storey
Status Active

# **Community Information**

Address 15503 99 Ave

Area Edmonton

Subdivision West Jasper Place

City Edmonton
County ALBERTA

Province AB

Postal Code T5P 2K9

#### **Amenities**

Amenities Ceiling 9 ft., Closet Organizers, See Remarks, Infill Property

Parking Single Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Gas,

Washer, Dryer-Two, Stoves-Two, Washers-Two, Dishwasher-Two

Heating Forced Air-2, Natural Gas

Stories 3

Has Suite Yes

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Corner Lot, Playground Nearby, Public Transportation, Schools,

Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed April 10th, 2025

Days on Market 67

Zoning Zone 22

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 8:32pm MDT